

Roger Eastman

From: Phil Keesee [phil@noaz.com]
Sent: Friday, November 05, 2010 12:28 PM
To: Roger Eastman
Cc: Hillarie Nickerson; Phil Scandura
Subject: Follow-up thought on the Sign Code...
Attachments: 2006 email between NOAZ and City.pdf; phil.vcf

Roger,

I stated in an earlier email, I would send a list of follow-up thoughts since the last P & Z Meeting. Here they are:

1. **Single and Multi-Tenant building mounted signage, Placement Part 1:** Since Roger mentioned to P&Z that there may be some room for more flexibility regarding placement on a building, I'd like to discuss this a little further if possible. Area calculation is not an issue, placement of available area is. Placement on what elevations? I suggest allowing available area to be tallied and then divided into as many signs as necessary and then placed on any elevation deemed useful to and by the business. See attached email (scan of hard copy) for a little background on why I feel this way.
2. **Single and Multi-Tenant building mounted signage, Placement Part 2:** Height limit. 25' - 27' maximum. I understand City staff and P & Z (mostly) is not interested in allowing signs to be raised above the existing 25' limit. The worry is that the sky will be filled with unnecessary clutter. OK. My last plead for higher sign placement is to allow for placement on a building where the 25-27' limit prevents a balanced or integrated appearance on the building. If a building is constructed per City regulations and a sign is designed to be mounted in a certain area of the building and the 25' limit prevents that sign from being centered and balanced on the building (e.g. the NEW WalMart main wall sign), then the sign should be allowed at whatever height is necessary to accomplish this end. This can be discussed further.
3. **Sign area for exceptionally large buildings:** Back in 2000, the City of Flagstaff made a change to the sign code allowing 1 1/2 sq.ft. of sign area for every 1 foot of primary entrance frontage for a tenant in a multi-tenant building. This change was from 1:1 to 1.5:1 as it was discovered that the 1:1 was out of proportion for that type of business. For most of those businesses, the 1:1 was just too restrictive for effective signing. I think this is true at the other end of the spectrum (large building end). Some buildings allowed by the City are larger than normal and are out of proportion to the existing 1:1 area allowed. Maybe a 1.5:1 should be allowed with the same 200 sq.ft. maximum? Maybe this type of building (extra large) could be identified and simply given the maximum of 200 sq.ft. up front?
4. **Architects need to know:** It is extremely important that architects know the sign code, especially when designing commercial buildings. 99% of the time, signs are the last thing considered for a new commercial project and the owner / architect assumes signage won't be an issue but most often is. If architects understood the existing Sign Code while designing the building, they might be able to design buildings that work with the code rather than against it. If they could consider area, placement, height etc. up front, this would prevent conflicts later down the line.
5. **LED Window Signs:** Will a static "OPEN" sign be allowed if it is made up of a matrix / line of exposed LEDs? According to the new Sign Code, the answer would be NO. This is because the only sign light source allowed to be exposed is Neon. Keep in mind, Time & Temp and Gas Price signs work because of the exposed LED units...and these LED sign types are allowed.
6. **Electronic Message Center signs:** Why did the City prohibit the use of this type of sign? Why not allow with specific regulations? What happened to regulating the effect of the sign and not the technology?

7. **Illustrations:** The new sign code is still missing some helpful illustrations... *Embellishment examples, 60% the width of a storefront examples, Sign placement at intersections and Awning/Canopy signage details/examples.* Review ALL of the existing illustrations and reconsider adding more. I think all of the existing illustrations are helpful and I would always encourage more. Illustrations and Photos are "worth a thousand words".
8. **Flagstaff Mall:** Where is the specific overlay code for Flagstaff Mall and Flagstaff Marketplace?
9. **Fire Department:** Where is the Flagstaff Fire Department sign regulations and specifications? Address numerals, Fire Lane etc.?
10. **Transect Zone Criteria:** Where do these appear in the Sign Code?
11. **Sign Code Staff:** I strongly suggest having (1) Sign Code Team to handle all sign related issues for all situations within the City of Flagstaff. Everything existing and new would be handled by this team rather than dividing the duties between the Project Manager staff and Sign Code enforcement. This would foster consistency and eliminate the wide and varying degrees of interpretation throughout City staff. This staff would know the Sign Code inside and out and would build and strengthen their knowledge throughout the years.

I hope we will get to discuss these when we meet next Monday at City, 1:30pm

Thank you.



Outline of proposed changes for City Zoning Code related to Poultry and Fowl

On behalf of the Greater Flagstaff Food Policy Council: *an initiative of Flagstaff Foodlink*

Zoning:

We support the extension of access past mere residential zoning so that our increasing number of community and school gardens are included as possible spaces for poultry and fowl-keeping.

Health/Safety concerns:

Poultry and fowl must be no closer than 15 feet from neighboring residential structures.¹

Poultry and fowl must be confined to owner(s)' premises.²

Humanitarian concerns:

Number of poultry and fowl is limited by space constraints.

- Owners must have a minimum of 3 sq feet/bird in the coop³
- and 10sq ft/bird of yard space.⁴
- Regardless of yard space, no owner may keep more than 24 birds within city limits (*this was suggested by the City as a compromise*).

Humane conditions must be maintained at all times.⁵ This includes:

- protection from the elements and predators,
- adequate water and feed, and
- proper cleaning and maintenance of structures and yard.

¹ Westwood, MA; Vallejo, CA; San Jose, CA; Durham, NC; Albany, OR; Stayton, OR; Catawissa, PA

² Bakersfield, CA; West Des Moines, IA; Summerville, SC

³ USDA National Agricultural Library "Animal Welfare Information Center," Virginia Cooperative Extension, University of Florida IFAS Extension, Little Rock and Fayetteville, AR

⁴ USDA National Agricultural Library "Animal Welfare Information Center," Virginia Cooperative Extension, University of Florida IFAS Extension, Colorado Springs, CO

⁵ Kansas City, MO; Longview, TX; Irvine, CA; Bozeman, MT; New Orleans, LA; Kirksville, MO; State College, PA

Roger Eastman

From: missymoet [missymoet@aol.com]
Sent: Wednesday, October 20, 2010 3:22 PM
To: Roger Eastman
Subject: More F# LDC comments

F3 Additional Comments Regarding the Draft LDC

Division 10-20.30 Common Procedures

F3 would like to see citywide notification when rezoning is proposed for lands adjacent to City owned Open Space or National Forest. These lands are public lands and development on their boundaries affects all citizens of Flagstaff not just people within 300'.

This chapter states in a number of places that "Notice shall be sent to all organizations, associations and other interested person or groups that have registered their names and addresses with the City as being interested in receiving such notice". F3 would like to see instructions in the LDC for how citizens and organizations can get on a permanent list for notification of Neighborhood meetings and public hearings for rezoning.

Division 10-20.110 Enforcement

The Resource Protection focus Group was concerned about the minimal punishment for the violation of the resource protection standards, particularly in regard to illegal cutting of trees, such as occurred on the Nackard property. F3 would like to see a stronger deterrence to this kind of violation and suggest that the current zoning rights to a parcel whose owner violates the Resource protection standards be downgraded to Open Space until a new rezoning application is submitted and action can be taken by the council with public input.

Submitted by
Marilyn Weissman
Friends of Flagstaff's Future
Land Action Team
10/20/10

10/27/2010 Friends of Flagstaff's Future Transition Team comments on edible landscaping

The sustainability and landscaping divisions need definitions for "urban agriculture" and "edible landscaping." I think the LDC needs to include specific definitions so that developers and the public are not confused.

Urban agriculture: Any and all types of food production, from vegetable gardens to orchards to edible landscaping as defined below.

Edible landscaping: Permaculture designers use this term in a very specific way. It does **not** refer to urban agriculture in general. It refers to plantings that meet the city landscaping code which are in large part composed of plants with edible parts. Edible landscaping meets the same esthetic standards as traditional ornamental landscaping. An example of edible landscaping is a mix of apple, crabapple and plum trees, interplanted with nitrogen-fixing trees or shrubs, berry bushes, and herbaceous herbs and vegetables such as clumps of lavender and ornamental kale.

F-cubed shares the city's concern about wasteful potable water use on ornamental landscaping and turf areas. It is possible to plant edible landscaping that is watered with a combination of active rainwater harvesting in cisterns, passive rainwater harvesting in the landscape itself, and gray water reuse (or reclaimed water). However, there might be long drought periods when some potable water might be necessary. Finally, if the city priced water according to what it was actually worth, I assure you that no one would waste it for any purpose. While that is not an LDC item, F-cubed thinks it must be complementary to the LDC landscaping division's vision.

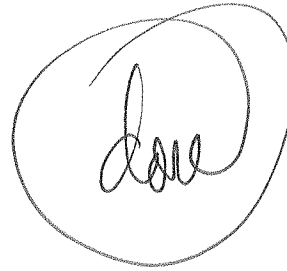
Examples:

1. My townhome has active and passive rainwater harvesting from 450 square feet of roof area. I also have gray water from a washing machine and a shower. That water is more than enough to water four large Lombardy poplars that shade the western side of the unit, and two apple trees planted on either side of the driveway, plus seasonal herbs and vegetables.
2. Village Homes in Davis, CA (www.villagehomesdavis.org), is a 70-acre subdivision that pioneered the concept of landscaping an entire mixed-use neighborhood with edible landscaping in 1975. The development has 225 homes and 20 apartment units. There are no storm water drainages in the neighborhood. The developer received a special use permit to create swales throughout the development instead. The 18 inches of annual precipitation flowing through the swales support hundreds of fruit trees and vineyards that the residents may harvest.
3. A number of permaculture ecovillages in Australia are following the Village Homes model.

Laurie Nemec
Nickerson Corners LLC
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Saratoga, CA 95070
408-867-1901

October 20, 2010

Roger Eastman
Zoning Code Administrator
Planning and Development Services Division
City of Flagstaff
211 W Aspen Avenue
Flagstaff, AZ 86001



Subject: New Zoning Code relating to parcel 107-07-001G

The city owned parcels of 107-07-001C (zoned RR) and 106-01-005A (zoned C3-E) at 1688 E Route 66 were traded to Nickerson Corners LLC in Ordinance 2009-39. Ordinance 2010-15 rezoned 1688 E Route 66 (now parcel 107-07-001G) to C3-E.

On checking your proposed rezoning map, this parcel shows up as RR and has a resource protection overlay. HC is overwritten on the parcel.

Please be sure that the HC zoning is the one applied to this parcel and not the ones shown on the rezoning map when this is voted on by the council.

Thank you,



Laurie Nemec, Manager

cc: Planning and Zoning Commission
City Council
Jim Cronk



5400 E. EMPIRE
FLAGSTAFF, AZ 86004
(928) 526-1455

October 18, 2010

To: The Planning and Zoning Commissioners
Roger Eastman, Zoning Code Administrator
Darrel Baker, Zoning Code Manager
The Flagstaff City Council
Kevin Burke, City Manager

RE: Land Development Code Section: 10-40.60.030, Sections D

We would like to bring your attention to this section and the areas that we feel need to be reexamined.

Section D.1.a(1); 2.a (1); 3 a (1); -

- ❖ This section requires a zoning permit for the use of storage for a fire, flood or other emergency situation. Anyone involved in the above situation in need of storage is not going to have time or money to visit City Hall and apply and wait for a zoning permit. They will be concerned with the safety of their belongings and getting their life back in order. No reason is given as to why such permit is necessary or why they are to be limited to 90 days.
- ❖ If a person does not get a building permit, they are limited to 90 days for their repairs or must file for an extension that is at the "Zoning Administrator's discretion." No reasons are given as to why the Zoning Administrator may decide for or against the extension.
- ❖ In emergency situations the time frame is often out of control of the individual and is the timeframe of a third party, such as an insurance company.

Section D.1.a (1) & (2); 2.a (1) & (2); 3a (1) & (2):

- ❖ Storage container use for a project without a building permit or emergencies are not addressed. There are many situations that people need storage without a building permit – replacing floors, painting, cabinets, etc. There is no reason for the City to create a permit for these projects, but there is no reason for the City to restrict people from making these projects easier.

Section D.1.a.(4)

- ❖ Why should a homeowner be limited to 14 days to move? People often use this opportunity to sort through items and decide what they really want to keep and give away. Often it is an elderly couple that is moving out of town and has no

relatives or a 2nd home homeowner. They will use a container to fill with their belongings when they have a chance. This has taken up to 2 months or more, when the people only have weekends to fill the unit for the move.

Section D.1.b; 2.b:

- ❖ Why are there no permanent uses for homeowners and Commercial Businesses?
 - Attached are photos of the container home that is being built with the City and County's approval. Is this not a permanent use? Is this not a homeowner?
- ❖ If the City of Flagstaff feels that these containers are good storage for their items, why can't a homeowner or a commercial property have them?
 - The Zoning Administrator is putting City property with Industrial property and then giving the privilege of using permanent storage units as an option
 - Homeowners and Commercial Properties are required to solely use a building. Why does the City have the right to choose the type of storage a homeowner or commercial business can use and not apply to same guidelines to itself? After all, don't all City funds come directly from the homeowner and commercial businesses whose rights will be forfeited?

Our business generates Sales Tax revenue for the City of Flagstaff, Coconino County and the State of Arizona. It is our understanding that the different entities are trying to find ways to stimulate spending to generate more sales tax. Reducing Bleeker's Boxes business and the business or 3 other storage companies will reduce, not increase, the sales tax revenue for all 3 entities.

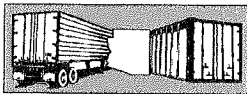
Thank you for your consideration of these issues.

Bleeker's Boxes

Gillian Bleeker
By: Gillian Bleeker

Its: CFO

Gillian Bleeker
secretary



**Arizona Storage
Rental, Inc.**
623-247-1912

October 12, 2010

Coral Evans, MBA
Councilmember for City of Flagstaff
211 W. Aspen Ave.
Flagstaff, AZ 86001

RE: Storage Containers/Semi Trailers as Accessory Buildings (10-40.60.030)

Dear Ms. Evans:

I really enjoyed meeting and talking with you last Thursday at the educational session. Listed below are some concerns I have about the ordinance restrictions listed under the Flagstaff Zoning Code in 10-40.60.030 regarding the use of semi-trailers and storage containers as accessory buildings or structures.

Sales Tax Revenue. Sales tax is being collected on the sale or rental of the semi trailer or storage container for the City of Flagstaff, the County of Coconino, and the State of Arizona. In retail applications, all of these government entities are also collecting the sales taxes on the goods that are held as inventory in these storage units. If you reduce the on-site inventory, you will also reduce your sales tax revenue.

Alternate Warehousing. Small, start up businesses or cottage industries will have a need for a little extra space as they experience growth. Not all of these businesses will have access to the necessary capital to build new buildings or add on to their existing buildings. Storage containers and/or semi trailers fill this need and allow the businesses to grow at a pace that is affordable. Restricting the use of storage containers will punish these enterprising entrepreneurs.

Tidy Storage. When we were discussing storage containers with the Coconino County Commissioners, Commissioner Deb Hill asked the staff how many complaints they received on junk strewn all over the yards. The staff replied, "Oh, at least one a day, sometimes two." Then she asked the staff how many complaints they received on storage containers. The staff replied, "Maybe 6 or so a year." So then Deb Hill asked the staff why they would restrict storage containers which are a cost effective solution to the problem of junk strewn about the yard. Great point.

The ripple effect of these restrictions is hard to predict, but will have a negative impact on the City of Flagstaff. I appreciate your willingness to bring these issues before the City Council, Ms. Evans. If you have any questions, please don't hesitate to call me.

Sincerely,

Terri L. Hackett

Terri L. Hackett
President

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